

Housing Preservation: Final Resolution

A regular meeting of the County of Chautauqua Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 201 West Third Street, City of Jamestown, County of Chautauqua, New York, on March 27, 2018, at 10:00 A.M. local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael Metzger	Chairman
Dennis Rak	Vice Chairman
Hans Auer	Treasurer
Cory Duckworth	Member
Mark Odell	Member

ABSENT:

Kim Peterson	Secretary
Brad Walters	Member
Kelly Farrell Dubois	Member

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Mark Geise	Administrative Director/CEO
Richard E. Dixon	Chief Financial Officer
Gregory L. Peterson, Esq.	Counsel
Matthew R. Mazgaj, Esq.	Counsel

The attached resolution no. 03-27-18-03 was offered by Mark Odell, seconded by Cory Duckworth:

Resolution No. 03-27-18-03

**RESOLUTION TAKING OFFICIAL ACTION TOWARD AND APPROVING THE
STRAIGHT LEASE DOCUMENTS FOR A CERTAIN PROJECT FOR
HOUSING PRESERVATION INC.**

WHEREAS, the County of Chautauqua Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 71 of the 1972 Laws of New York, as amended, constituting Section 895-h of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Housing Preservation, Inc., a 501(c)(3) not-for-profit corporation organized under the laws of the State of Texas and having an office at 6060 Poplar Avenue, Memphis, Tennessee 38119 (the "Applicant") is under contract to purchase six apartment communities in Chautauqua County from affiliates of Lutheran Housing Administrative Services Group, Inc., including (1) 145 Chandler Street, Jamestown, New York 14701 (SBL 387.34-3-15); (2) 830 North Main Street, Jamestown, New York 14701 (SBL 387.6-7-36); (3) 8 Crane Street, Jamestown, New York 14701 (SBL 387.42-1-10); (4) 9 Crane Street, Jamestown, New York 14701 (SBL 387.42-1-9); (5) 55-79 Grace Circle, Falconer, New York 14733 (SBL 371.6-4-2); and (6) 430 East Avenue, Falconer, New York 14733 (354.19-1-49) (collectively, the "Property"); and

WHEREAS, the Applicant presented an application (the "Application") on behalf of one or more not-for-profit housing development fund corporations to be formed pursuant to Article 11 of the Private Housing Finance Law (collectively, the "Companies") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") consisting of: (A) the Agency's acquisition of an interest in the Property, any and all buildings on the Property and potential driveway, parking, landscaping and related improvements to the Property (collectively the "Project Facility"), all of the foregoing for use by the Companies, as nominee of the Applicant or its related designee(s), as low income elderly and disabled apartment communities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemption from real

property taxes (but not special assessments or ad valorem levies) (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant or its related designee; and

WHEREAS, in accordance with Section 859-a of the Act, any approval of the Project is contingent upon, inter alia, a determination by the members of the Agency to proceed with the Project following a determination by the Agency that (A) the public hearing and notice requirements and other procedural requirements contained in the Act relating to the Project have been satisfied; and (B) the undertaking of the Project by the Agency and the granting of the Financial Assistance are and will be in compliance with all other applicable requirements of SEQRA (as hereinafter defined), and all other statutes, codes, laws, rules and regulations of any governmental authority having jurisdiction over the Project (collectively, “Applicable Laws”); and

WHEREAS, the Administrative Director of the Agency, (A) caused notice of public hearings of the Agency pursuant to Section 859-a of the Act (the “Public Hearing(s)”) to hear all persons interested in the Project and the Financial Assistance contemplated by the Agency with respect to the Project, to be mailed on March 7, 2018 to the chief executive officer of the County of Chautauqua, New York (the “County”) and of each other affected taxing entity within which the Project Facility is or is to be located; (B) caused notice of the Public Hearings to be published on March 9, 2018 in the *Post-Journal*, a newspaper of general circulation available to residents of the City of Jamestown, the Town of Ellicott and the County; (C) conducted a Public Hearing on March 20, 2018 at 10:30 a.m. at the offices of the Agency, 201 West Third Street, Second Floor Conference Room, Jamestown, County of Chautauqua, New York; and (D) prepared reports of each of the Public Hearing and collected written correspondence related from the Public (collectively, the “Report”) which fairly summarizes the views presented at the Public Hearing and distributed the Report to the members of the Agency; and

WHEREAS, in response to the Project’s proposed deviation from the Agency’s Uniform Tax Exemption Policy and guidelines (the “UTEF”), (A) the Administrative Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Agency’s UTEF to be mailed on March 8, 2018 to the chief executive officer of each Taxing Entity; (B) Members of the Agency held the IDA Meeting on March 27, 2018, (C) Members of the Agency reviewed and responded to any comments or correspondence received from the Taxing Entities at or before the IDA Meeting regarding the proposed deviation from the Agency’s UTEF, and (D) Members of the Agency passed a resolution at the IDA Meeting approving such proposed deviation; and

WHEREAS, the Agency reviewed materials for the Project pursuant to 6 N.Y.C.R.R. 617.6(b)(3) of Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (the “Regulations”), and found that the Project is an unlisted action; and

WHEREAS, the Agency has lawfully performed, completed and complied with all of its obligations under the Regulations and the SEQR Act, including, but not limited to, issuing its Statement of Findings with Determination of Significance for the Project on the date hereof; and

WHEREAS, the Agency now desires to make its determination to proceed with the Project and to grant the Financial Assistance, subject to the terms hereof; and

WHEREAS, the Owner will (A) execute and deliver a certain Company Lease Agreement (the "Company Lease") between the Agency and the Owner, pursuant to which the Owner will grant to the Agency a leasehold interest in the Project Facility; (B) execute and deliver a certain Agency Lease Agreement (the "Agency Lease") between the Agency and the Owner, pursuant to which the Agency will grant to the Owner a sub-leasehold interest in the Project Facility; (C) execute and deliver a certain Payment in Lieu of Taxes Agreement (the "PILOT Agreement") between the Owner and the Agency; and (D) execute and deliver certain other certificates, documents, instruments and agreements related to the Project (together with the Company Lease, Agency Lease, and the PILOT Agreement, collectively, the "Transaction Documents"); and

WHEREAS, the members of the Agency acknowledge the terms and conditions of Section 875(3) of the Act (which terms and conditions are hereby incorporated herein) and the duties and obligations of the Agency thereunder with respect to the granting of State Sales and Use Taxes (as such term is defined in Section 875 of the Act) with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency has reviewed the Application and the Report and, based upon the representations made by the Applicant to the Agency, the Agency hereby makes the following findings and determinations with respect to the Project:

(a) based on the proposed use of the Project Facility as set forth in the Application, the economic effects of the Project on the area in which it is situated, and the employment reasonably expected to be created and/or maintained by the Project, and an analysis of how the Project contributes to the realization of the public purposes of promoting employment opportunities in the County and the prevention of economic and social deterioration in the County, the Project will constitute a commercial facility with a significant impact on the area in which it is situated, and will advance the Agency's purposes by promoting employment opportunities and preventing economic deterioration in the County. Therefore, the Project constitutes a "project" within the meaning of the Act;

(b) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Applicant/Companies to undertake the Project in the County;

(c) the completion of the Project Facility, the sublease thereof by the Agency to the Applicant/Companies and the operation thereof by the Applicant/Companies will not result in the removal of a facility or plant of the Applicant/Companies or any other occupant or user of the Project Facility from one area of the State of New York (the "State") to another area of the State or in the abandonment of one or more plants or facilities of the Applicant/Companies or any other occupant or user located within the State (but outside of the County);

(d) the Project will serve the public purposes of the Act by preserving permanent, private sector jobs and increasing the overall number of permanent, private sector jobs in the State at the Project Facility, and preserve housing opportunities for low income, elderly and disabled individuals;

(e) no funds of the Agency shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant, nor shall any funds of the Agency be given in connection with the Project to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State, nor shall any funds of the Agency be used for advertising or promotional materials which depict elected or appointed government officials in either print or electronic media;

(f) the Project does not and will not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project; and

(g) the granting of the Financial Assistance by the Agency with respect to the Project will encourage and assist the Applicant/Companies in undertaking the Project in the County, will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of the County and the State and improve their standard of living, and thereby serve the public purposes of the Act.

Section 2. The Agency hereby ratifies, confirms and approves all actions heretofore taken by the Administrative Director and the staff of the Agency with respect to the Application and the Public Hearing, including, without limitation, (a) those actions required to ensure full compliance with the requirements of the Act and all other Applicable Laws that relate to the Project, and (b) the appointment of the law firm of Phillips Lytle LLP as Counsel to the Agency with respect to all matters in connection with the Project.

Section 3. The Agency hereby determines that the Agency has fully complied with the requirements of the Act and all other Applicable Laws that relate to the Project and hereby directs the officers, employees and agents of the Agency to comply with Section 875(3) of the Act and the duties and obligations of the Agency thereunder with respect to the granting of State Sales and Use Taxes (as such term is defined in Section 875 of the Act) and hereby directs Counsel to the Agency to include such terms and conditions in all relevant Transaction Documents.

Section 4. Having considered fully all comments received at or in connection with the Public Hearing, including correspondence received subsequent to the Public Hearing, the Agency hereby further determines to proceed with the Project and the granting of the Financial Assistance, subject to the terms hereof.

Section 5. The Agency hereby approves the Applicant and/or the Companies as the sublessee under the Agency Lease with the Agency and as the recipient of the Financial Assistance.

Section 6. The Agency is hereby authorized to (a) acquire an interest in the Project Facility pursuant to the Company Lease and the other Transaction Documents, (b) grant a subleasehold interest in the Project Facility pursuant to the Agency Lease and the other Transaction Documents, (c) grant the Financial Assistance, and (d) do all things necessary, convenient or appropriate for the accomplishment thereof. All acts heretofore taken by the Agency with respect to the foregoing are hereby approved, ratified and confirmed.

Section 7. The form and substance of the Transaction Documents, in the forms presented to the members of the Agency, together with such non-material changes as the Chairman, the Vice Chairman, the Administrative Director or the Chief Financial Officer may hereafter deem necessary or appropriate, are hereby approved. The Chairman, the Vice Chairman, the Administrative Director and the Chief Financial officer are hereby authorized, on behalf of the Agency, acting together or individually, to execute and deliver the Transaction Documents to which the Agency is a party and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same. The execution and delivery of each such agreement, approval and consent by such person(s) shall be conclusive evidence of such approval.

Section 8. The Chairman, the Vice Chairman, the Administrative Director and the Chief Financial Officer of the Agency are hereby further authorized, on behalf of the Agency, acting together or individually, to designate any additional Authorized Representatives (as defined in the Agency Lease) of the Agency.

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed, acting individually or jointly, for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Amendments, to execute and deliver all such additional certificates, instruments, agreements and documents, to pay all such fees, charges and expenses, and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, convenient or appropriate to effect the purposes of this Resolution and to cause compliance with all of the terms, covenants and provisions of the Amendments to which the Agency is a party or which are binding on the Agency.

Section 10. The Chairman, the Vice Chairman, the Administrative Director and the Chief Financial Officer of the Agency are hereby authorized and directed to distribute copies of this

Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 11. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Michael Metzger	VOTING	AYE
Dennis Rak	VOTING	AYE
Brad Walters	VOTING	ABSENT
Cory Duckworth	VOTING	AYE
Hans Auer	VOTING	AYE
Mark Odell	VOTING	AYE
Kim Peterson	VOTING	ABSENT
Kelly Farrell DuBois	VOTING	ABSENT

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF CHAUTAUQUA)

We, the undersigned (Asst.) Secretary and (Vice) Chairman of the County of Chautauqua Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 27, 2018, with the original thereof on file in the Agency's office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.


WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 27th day of March, 2018.



(Vice) Chairman



(Assistant) Secretary

(SEAL)